

STRAUSS LAKES ANNEXATION

TO THE CITY OF FORT COLLINS

Part of Section 28 and Part of The North Half of Section 33, Township 7 North, Range 68 West of the 6th P.M.
County of Larimer, State of Colorado

APPROVAL AS TO FORM

By the City Engineer, City of Fort Collins.

City Engineer

Date

APPROVED

This annexation map to be known as STRAUSS LAKES ANNEXATION to the City of Fort Collins, County of Larimer, State of Colorado, by Ordinance No. _____ passed and adopted on first reading at a regular meeting of the city council of Fort Collins this _____ day of _____, 20__.

City Clerk

Date

SURVEYOR'S STATEMENT

I, Michael Chad Dills, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be annexed to the City of Ft. Collins, County of Larimer, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Ft. Collins, County of Larimer, State of Colorado.

PRELIMINARY

Michael Chad Dills - On Behalf Of King Surveyors, Inc.
Colorado Licensed Professional Land Surveyor #38106

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°49'30"E	114.66'
L2	S19°04'40"E	229.68'
L3	S21°36'26"W	108.15'
L4	S10°24'42"E	115.89'
L5	S24°37'47"E	522.26'
L6	S46°01'34"E	284.23'
L7	S42°28'36"E	371.08'
L8	S38°28'34"E	345.50'
L9	S34°19'19"E	367.14'
L10	S31°19'46"E	461.85'
L11	S27°58'39"E	474.36'
L12	S33°07'21"E	473.54'
L13	S52°30'40"E	188.11'
L14	S19°48'54"E	318.67'
L15	S29°40'20"E	461.31'
L16	S30°20'11"E	283.52'
L17	S35°02'30"E	249.02'
L18	S44°01'29"E	131.65'
L19	S46°36'26"E	232.41'
L20	S20°01'50"E	175.07'
L21	N89°39'32"E	308.46'
L22	S00°41'11"E	8.00'
L23	N25°40'04"W	8.90'
L24	S89°36'13"E	31.31'
L25	N23°15'56"W	513.99'
L26	N37°49'36"W	188.78'
L27	N32°02'54"W	60.00'
L28	S57°57'25"W	93.99'
L29	N37°48'17"E	236.25'
L30	S77°54'16"E	236.78'

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- FLOOD ZONE LINE
- BASE FLOOD ELEVATION LINE
- ALLOTMENT CORNER
- CALCULATED POSITION

1/6 MINIMUM CONTIGUITY = 2,215.76 L.F.
CONTIGUOUS BOUNDARY = 5,384.55 L.F.
TOTAL BOUNDARY = 13,294.56 L.F.
RATIO = 1 : 2,469
AREA = 147.499 ACRES

DENOTES CONTIGUOUS BOUNDARY

PROPERTY DESCRIPTION

A parcel of land being part of Section Twenty-eight (28) and part of the North Half (N1/2) of Section Thirty-three (33), both in Township Seven North (7N), Range Sixty-eight West (68W) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentized by a 60 rebar with a 2 1/2" diameter cap stamped 1334993, 2008 at the South end and by a 2" pipe with a 3 1/2" diameter cap stamped 1374997, 1987 at the North end, as bearing North 07°07'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2851.08 feet, with all other bearings contained herein relative thereto;

THENCE North 00°07'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 1158.93 feet to the POINT OF BEGINNING, said point lying on the Eastern line of the Western Second Annexation, recorded July 20, 1992 on Reception No. 2003-002389 of the records of the Larimer County Clerk and Recorder;

THENCE continuing North 07°07'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 and along the Eastern line of said Rigden Farm Annexation a distance of 2159.30 feet;

THENCE North 89°49'30" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 1144.66 feet;

THENCE South 19°04'40" East a distance of 229.68 feet;

THENCE South 21°36'26" West a distance of 108.15 feet;

THENCE South 10°24'42" East a distance of 115.89 feet;

THENCE South 24°37'47" East a distance of 522.26 feet;

THENCE South 46°01'34" East a distance of 284.23 feet;

THENCE South 42°28'36" East a distance of 371.08 feet;

THENCE South 38°28'34" East a distance of 345.50 feet;

THENCE South 34°19'19" East a distance of 367.14 feet;

THENCE South 31°19'46" East a distance of 461.85 feet;

THENCE South 27°58'39" East a distance of 474.36 feet;

THENCE South 33°07'21" East a distance of 473.54 feet;

THENCE South 52°30'40" East a distance of 188.11 feet;

THENCE South 19°48'54" East a distance of 318.67 feet;

THENCE South 29°40'20" East a distance of 461.31 feet;

THENCE South 30°20'11" East a distance of 283.52 feet;

THENCE South 35°02'30" East a distance of 249.02 feet;

THENCE South 44°01'29" East a distance of 131.65 feet;

THENCE South 46°36'26" East a distance of 232.41 feet;

THENCE North 00°07'30" East a distance of 175.07 feet to the South Right-of-way line of Horsetooth Road, said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South and parallel with the South line of the Southwest Quarter (SW1/4) of said Section 28;

THENCE North 89°39'32" West along said South Right-of-way line a distance of 308.46 feet to the East line of the Northwest Quarter (NW1/4) of said Section 33;

THENCE South 07°07'30" East along the East line of the Northwest Quarter (NW1/4) of said Section 33 a distance of 8.00 feet to the Northeast corner of Lot 2, Amended Plat of the Amended Plat of the Roselle Shells M.L.S. No. 29-0465, recorded July 6, 2016 on Reception No. 2003-002389 of the records of the Larimer County Clerk and Recorder;

THENCE North 89°39'32" West along the North line of the Lot 2, which is Thirty-eight (38) feet, as measured at a right angle, South and parallel with the East line of the Northwest Quarter (NW1/4) of said Section 33, a distance of 1627.13 feet to the Northeastly line of Tract "A", 2nd Amended Plat of Morgan's Ridge, P.L.S., recorded November 18, 1989 on Reception No. 388340 of the records of the Larimer County Clerk and Recorder;

THENCE North 25°40'04" West along the Northeastly line of said Tract "A" a distance of 3.34 feet to the Northeast corner of said Tract "A", said point being a Southerly corner of Strauss Lakes Development Annexation, recorded May 1, 2003 on Reception No. 2003-002389 of the records of the Larimer County Clerk and Recorder;

The following Seven (7) courses and distances are along the Southerly, Northeastly and Northeastly lines of said Strauss Lakes Development Annexation:

THENCE continuing North 27°40'54" West a distance of 5.36 feet;

THENCE South 89°38'13" East a distance of 31.31 feet;

THENCE North 23°15'56" West a distance of 513.99 feet;

THENCE North 37°49'36" West a distance of 188.78 feet;

THENCE North 46°36'26" West a distance of 83.97 feet;

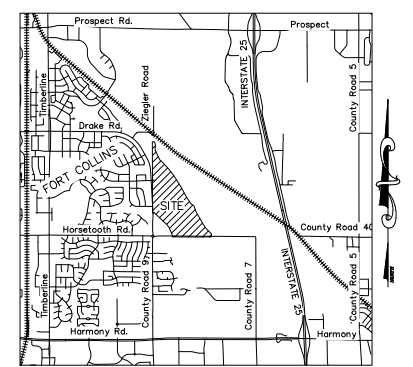
THENCE North 32°02'54" West a distance of 60.00 feet;

THENCE South 57°57'25" East a distance of 93.99 feet to the POINT OF BEGINNING.

Said parcel of land contains 147.499 acres, more or less (±), and may be subject to any right-of-way or other easements of record or as now existing on said described parcel of land.

GENERAL NOTES:

- Base of Bearings: Assuming the West line of the Southwest Quarter (SW1/4) of Section 28, T.7N., R.68W., as bearing North 07°07'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2851.08 feet, with all other bearings contained herein relative thereto.
- The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."
- Flood Zone Designation: The subject property is in flood zone areas as follows, per FEMA flood map 0801010992D (Larimer County) and 08010992D (Fort Collins, City) related to reflect LMR Cause No. 25-08-0006P, effective date October 16, 2025. Flood zone lines indicated herein are approximate only.
- "Flood zone 'X', "Area of Minimal Flood Hazard"
- "Flood zone 'X', "0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than 1 square mile"
- "Flood zone 'X', "Area with Reduced Flood Risk due to Levee-Area where an accredited levee, dike, or other flood control structure has reduced the flood risk from the 1% annual chance flood."
- "Flood zone 'AE', "The flood insurance rate zone that corresponds to the 1% annual chance floodplains. Base flood elevations derived from the hydraulic analyses are shown within this zone"
- This map is for Annexation purposes only. This is not a Land Survey Plat and no monuments were set.
- Notwithstanding to Colorado law you must commence any legal action by which you seek to annul this survey within three years after you first discover such defect. In no event may any action based upon any defect in the survey be commenced more than ten years from the date of the certification shown herein. (13-80-105 C.R.S.)



VICINITY MAP

SCALE: 1"=300'

DATE: 6/9/2026

FILE NAME: 20240241ANX-R4

SCALE: 1"=300'

DRAWN BY: CSK/MCD/SAF

CHECKED BY: MCD

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: contact@Kingsurveyors.com

DATE: 7-16-24

REVISED: 4-22-25

REVISED: 11-6-25

REVISED: 2-28-26

REVISIONS:

REV. ANEX. BOUND. FOR HORSETOOTH ROW

REV. ANEX. BOUND. COMMENTS

REV. ANEX. BOUND. COMMENTS

REV. ANEX. BOUND. COMMENTS

STRAUSS LAKES ANNEXATION

FOR

FLATIRON COMPANIES

P.O. BOX 229

BOULDER, CO 80506

PROJECT #:

12099/240241

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SHEET 1 OF 1